



Property Class Codes and Assessed Value Allocations

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Overview – Circuit Breaker Caps

- Beginning with 2010 tax bills, property owners have been entitled to a circuit breaker cap on the amount of property taxes over:
 - 1% for Homestead Properties
 - 2% for Residential Properties
 - 2% for Agricultural Land
 - 2% for Long-Term Care Facilities
 - 3% for Non-Residential Properties
 - 3% for Personal Property
- The caps ensure that a property owner does not pay more than a fixed percentage of the property's gross assessed value in taxes.



Compliance Checks - Allocations

50 IAC 26 added assessed value fields for each section of the Property Tax Caps in the PARCEL and TAXDATA files. These new fields are commonly referred to as the “AV buckets.”

- AV Land Eligible for 1%
- AV Improvements Eligible for 1%
- AV Non Homestead Residential Land (NHRL) Subject to 2%
- AV Non Homestead Residential Improvements (NHRI) Subject to 2%
- AV Commercial Apartment Land Subject to 2%
- AV Commercial Apartment Improvements Subject to 2%
- AV Long Term Care Facility Land Subject to 2%
- AV Long Term Care Facility Improvements Subject to 2%
- AV Mobile Home Land Subject to 2%
- AV Farmland Subject to 2%
- AV Land Eligible for 3%
- AV Improvements Eligible for 3%



Property Class Codes

All parcels in the PARCEL file must carry a valid property class code (“PCC”) from Code List 1 - Property Class Codes from the Property Tax Management System Code List Manual (“Code List Manual”), which can be found on the Department’s website:

<http://www.in.gov/dlgf/files/PropertyTaxManualCodeLists.pdf>.



Compliance Checks - Allocations

- Based on the property class code assigned to a particular parcel, the Department would expect AV to be allocated to certain AV buckets.
 - For example, we would expect commercial apartments (property class code 401 – 403) to contain AV in the Commercial Apartment Subject to 2% fields.
- Likewise, there are certain AV buckets the Department would expect to be empty for certain property classes.
 - For example, we would not expect to see AV in the Long Term Care Subject to 2% fields for records that carry an industrial property class code (300-399).



Compliance Checks - Allocations

- For the Fall review, the Department compares the property class code of each parcel to the parcel's AV bucket allocation within the PARCEL file.
- For the Spring review, using the property class code from the assessor's PARCEL file, the Department compares the property class code of each parcel to the parcel's AV bucket allocation in the TAXDATA file.



Compliance Checks - Allocations

- The Department acknowledges that there are split use parcels that may have appropriate AV bucket allocations beyond those that would be expected.
- By reviewing the information in the data files, the Department is unable to determine whether the AV is in an unexpected bucket because of split-use characteristics or because of an error.



Compliance Checks - Allocations

- All discrepancies will be noted on the compliance report. A significant number of discrepancies will result in a rejection of the data.
- Changes made to the AV bucket allocations must be resolved immediately via Correction of Error or Assessment Adjustment.
- All changes need to be noted/explained on the spreadsheet and returned to the Department.
- Completed spreadsheets should be sent to data@dlgf.in.gov.
 - For example, if a change is made to a property class code, the notes in the spreadsheet should contain the updated property class code.



Expected AV Allocations

The next set of slides summarize the Department's expected AV bucket allocation by property class code for each different property type and/or group.



Property Class Types

Property Class Codes:

- 100 – 199: Agricultural
- 200: Mineral
- 300 – 399: Industrial
- 400 – 499: Commercial
- 500 – 599: Residential
- 600 – 669: Exempt – Government Owned
- 670 – 699: Exempt – Non Government Owned
- 800 – 875: Local/State Assessed Property



Agricultural Properties

100 – 199: Agricultural

PCC 100:

- Must have Farmland 2%
- Could have Land 1%, NHRL 2%, and Land 3%

PCC 101:

- Must have Farmland 2%
- Should have Land 3% and Improvements 3%
- Could have Land 1%, Improvements 1%, NHRL 2%, and NHRI 2%



Agricultural Properties (cont.)

100 – 199: Agricultural

PCC 102 thru 120:

- Must have Improvements 3%
- Should have Farmland 2% and Land 3%
- Could have Land 1%, Improvements 1%, NHRL 2%, and NHRI 2%

PCC 141:

- Should have Land 1%, Improvements 1%, NHRL 2%, NHRI 2%, Farmland 2%, MH Land 2%, Land 3%, and Improvements 3%



Agricultural Properties (cont.)

100 – 199: Agricultural

PCC 149:

- Should have Land 1%, NHRL 2%, Farmland 2%, MH Land 2%, Land 3%, and Improvements 3%
- Could have Improvements 1%, NHRI 2%

PCC 198:

- Must have Improvements 3%
- Could have Improvements 1% and NHRI 2%



Agricultural Properties (cont.)

100 – 199: Agricultural

PCC 199:

- Must have Improvements 3%
- Should have Farmland 2% and Land 3%
- Could have Land 1% and NHRL 2%



Mineral Properties

200: Mineral

PCC 200:

- Must have Land 3%
- Should have Improvements 3%



Industrial Properties

300 – 399: Industrial

PCC 300:

- Must have Land 3%
- Could have Farmland 2%

PCC 309 – 390 and 399:

- Must have Land 3%
- Should have Improvements 3%

PCC 398:

- Must have Improvements 3%



Commercial Properties

400 – 499: Commercial

PCC 400:

- Should have Land 3%
- Could have Farmland 2%

PCC 401:

- Must have Apartment Land 2%, Apartment Improvements 2%, and Improvements 3%
- Should have Land 3%
- Could have NHRL 2% and NHRI 2%



Commercial Properties (cont.)

400 – 499: Commercial

PCC 402 and 403:

- Must have Apartment Land 2%, Apartment Improvements 2%, Land 3%, and Improvements 3%
- Could have NHRL 2% and NHRI 2%

PCC 409:

- Should have Land 3%

PCC 410 – 411, 416, 420 – 442, 444 – 465, 467, 480 – 496, and 499:

- Should have Land 3% and Improvements 3%



Commercial Properties (cont.)

400 – 499: Commercial

PCC 412:

- Must have Long Term Care 2% and Long Term Care Improvements 2%
- Should have Land 3% and Improvements 3%

PCC 415:

- Must have Mobile Home Land 2%
- Should have Land 3% and Improvements 3%
- Could have Land 1%, Improvements 1%, NHRL 2%, and NHRI 2%



Commercial Properties (cont.)

400 – 499: Commercial

PCC 419:

- Should have NHRL 2% and NHRI 2%
- Could have Land 1%, Improvements 1%, Land 3%, and Improvements 3%

PCC 443, 466, and 468:

- Must have Land 3%
- Should have Improvements 3%



Commercial Properties (cont.)

400 – 499: Commercial

PCC 469:

- Must have Improvements 3%
- Should have Land 3%

PCC 498:

- Should have Improvements 3%



Residential Properties

500 – 599: Residential

PCC 500 – 505:

- Must have Land 3%
- Could have Land 1%, NHRL 2%, and Farmland 2%

PCC 509:

- Should have Land 3%
- Could have Land 1%, NHRL 2%, and Farmland 2%



Residential Properties (cont.)

500 – 599: Residential

PCC 510, 520 – 521, 530 – 531, and 550 – 551:

- Should have Land 1%, Improvements 1%, NHRL 2%, NHRI 2%, Land 3%, and Improvements 3%

PCC 511:

- Should have Land 1%, Improvements 1%, NHRL 2%, NHRI 2%, Land 3%, and Improvements 3%
- Could have Farmland 2%



Residential Properties (cont.)

500 – 599: Residential

PCC 512 – 515:

- Must have Land 3%
- Should have Improvements 3%
- Could have Land 1%, Improvements 1%, NHRL 2%, NHRI 2%, and Farmland 2%

PCC 522 – 525, 532 – 535, and 552 – 555:

- Must have Land 3%
- Should have Improvements 3%
- Could have Land 1%, Improvements 1%, NHRL 2%, and NHRI 2%



Residential Properties (cont.)

500 – 599: Residential

PCC 540 and 541:

- Should have Land 1%, NHRL 2%, Land 3%, and Improvements 3%
- Could have Improvements 1%, NHRI 2%, and Farmland 2%

PCC 542 – 545:

- Must have Land 3%
- Should have NHRL 2%, Land 3%, and Improvements 3%
- Could have Improvements 1%, NHRI 2%, and Farmland 2%



Residential Properties (cont.)

500 – 599: Residential

PCC 556 and 599:

- Should have Land 3% and Improvements 3%
- Could have Could have Land 1%, Improvements 1%, NHRL 2%, and NHRI 2%

PCC 557:

- Should have NHRL 2% and NHRI 2%
- Could have Land 1%, Improvements 1%, Land 3%, and Improvements 3%



Residential Properties (cont.)

500 – 599: Residential

PCC 558:

- Could have Land 1%, Improvements 1%, NHRL 2%, NHRI 2%, Apartment Land 2%, Apartment Improvements 2%, Land 3%, and Improvements 3%

PCC 590 – 591:

- Should have Land 1%, NHRL 2%, Land 3%, and Improvements 3%
- Could have Improvements 1%, NHRI 2%, and Mobile Home Land 2%



Residential Properties (cont.)

500 – 599: Residential

PCC 598:

- Should have Improvements 1%, NHRI 2%, and Improvements 3%



Utility Properties

800 – 875: Local/State Assessed Property

PCC 800 – 875:

- Should have Land 3% and Improvements 3%



Contact the Department

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